

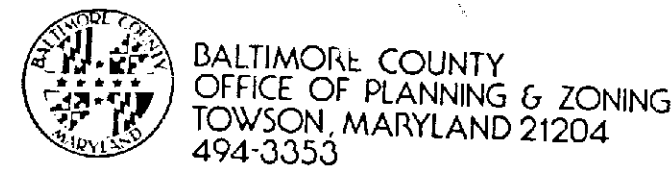
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the petitioner(s) and the granting of the variance(s) requested is consistent with the State requirements regarding Critical Areas and will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of July, 1984, that to permit a side yard setback of 9 feet in lieu of the required 50 feet for the expressed purpose of constructing an addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 31, 1984
BY May Campbell
City Clerk



ARNOLD JABLON
ZONING COMMISSIONER

July 31, 1984

Mr. and Mrs. Steve Janowich, Sr.
1229 Seneca Road
Baltimore, Maryland 21220

RE: Petition for Variance
N/S Seneca Rd., 160.8' W of the Center
line of New Section Rd. (1229 Seneca
Rd.) - 15th Election District
Steve Janowich, Sr., et ux - Petitioners
No. 84-361-A (Item No. 301)

Dear Mr. and Mrs. Janowich:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

ZONING DESCRIPTION

Beginning on the north side of Seneca Rd. 30' wide at the distance of 160.8' west of the center line of New Section Rd., being Lot 196 Block 2 in the Subdivision of Bowleys Quarters book W.H.M. 9 Folio 12. Also known as 1229 Seneca Rd.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 301, Zoning Advisory Committee Meeting of May 15, 1984

Property Owner: Steve Janowich, Sr., et ux

Location: N/S Seneca Road District 15

Water Supply public Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 201 Zoning Advisory Committee Meeting of May 15, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others This site is served by public water and a private sewage disposal system. The proposed kitchen extension will not interfere with the existing septic system. However, water saving devices must be used on all new plumbing fixtures and should be replaced wherever possible throughout the house. Automatic garbage disposal and dishwasher should not be used.

Jan J. Forney
Jan J. Forney, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

May 26, 1984

Mr. & Mrs. Steve Janowich, Sr.
1229 Seneca Road
Baltimore, Maryland 21220

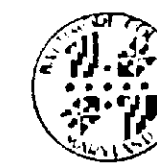
NOTICE OF HEARING

Re: Petition for Variance
N/S Seneca Rd., 160.8 ft. W of the c/l of New
Section Road (1229 Seneca Road)
Steve Janowich, Sr., et ux - Petitioners

TIME: 9:30 A.M.

DATE: Tuesday, June 26, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

June 14, 1984

Mr. & Mrs. Steve Janowich, Sr.
1229 Seneca Road
Baltimore, Maryland 21220

Re: Petition for Variance - Case No. 84-361-A
N/S Seneca Rd., 160.8' W of the c/l of
New Section Rd. (1229 Seneca Road)
Steve Janowich, Sr., et ux - Petitioners

Dear Mr. & Mrs. Janowich:

This is to advise you that \$56.67 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130554

DATE 6/20/84 ACCOUNT R-01-615-000

AMOUNT \$56.67

RECEIVED FROM Steve Janowich, Sr.
FOR advertising and posting Case #84-361-A

6 133*****506780 621A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

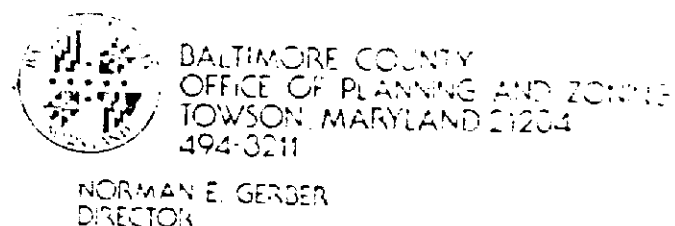
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition Nos. 84-346-A, 84-349-A, 84-350-A, 84-351-A, 84-352-A,
SUBJECT: 84-353-A, 84-354-SpM, 84-357-A, 84-358-A, 84-359-A, 84-361-A and 84-364-SpM.

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf



NORMAN E. GERBER
DIRECTOR

June 25, 1984

Mr. Steve Janowich, Sr.
1229 Seneca Road
Baltimore, Maryland 21220

RE: Item No. 301 - Case No. 84-361-A
Petitioner - Steve Janowich, Sr., et ux
Variance Petition

Dear Mr. Janowich:

The enactment of the State of Maryland Critical Areas Commission
Legislation (1984 Maryland Laws, Chapter 794) affects your proposed
requested variance ~~XXXXXX~~XXXXXX.

This law was signed by Governor Hughes on May 29, 1984. Among other
provisions, it requires that all proposed variances and special exceptions
within the boundaries of the "Critical Area" minimize adverse impacts on
water quality. Fish, wildlife, plant habitat which may be adversely
affected by the proposed development must be identified and protected.

"Your proposed construction is located within the boundaries of
the critical area. Any development so located that has filed an applica-
tion with Baltimore County after March 1, 1984 or completed its application
after June 1, 1984, is subject to the law. Therefore, Baltimore County is
required to find that your development is environmentally sensitive and
that it will minimize damage to water quality, wildlife and sensitive
habitats. The results of the County's finding may determine the decision
which will be reached by the Zoning Commissioner on your petition.

In order for you and Baltimore County to comply with State law, you
must provide detailed information sufficient to allow the County to review
the environmental effects of your development. This information is in
addition to that which has already been provided. A list of the needed
data is attached. Staff members of this office will be available for
consultation before you undertake any research. You may contact Eugene
Bober if you have any questions (494-3335).

Sincerely yours,

SIGNED: *Norman E. Gerber*
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/sf

Attachment

CRITICAL AREAS - INFORMATION TO BE SUBMITTED		
Subject	Specific Information to be Shown on Submittal	Evaluating Agency
Critical Area	Critical Areas Boundary. Source: Map in Office of Planning and Zoning, Division of Current Planning.	Planning & Zoning
Water Depth	Average water depth within 50 ft. of shoreline at mean high tide, shown at one (1) foot vertical intervals.	Planning & Zoning
Shoreline	1. Shoreline rate of erosion and accretion - Source: Historical Shorelines and Erosion Rates, Maryland Geological Survey, 1975. 2. Shoreline erosion control structures and projects - Source: Shoreline Structures in Maryland, their location and extent, Maryland Geological Survey, 1976, or latest available information.	Planning & Zoning
Submerged Aquatic Vegetation	Submerged aquatic vegetation (SAV) must be shown to a water depth of 15 feet, including species composition and extent. SAV sources: State Wetlands Map and SAV DISTRIBUTION 1978, USGS Quads 711 or latest available information. Updated maps will be available in the early fall.	Planning & Zoning
Wetlands/Hydric Soil	State wetlands and County hydric soils. Sources: Baltimore County Wetlands Guidelines and Baltimore County Soil Survey.	Health Dept.
Plant, Fish and Wildlife Habitat	Plant habitats (ex. tidal and nontidal wetlands, woodlands, old fields, pastures, cultivated fields, etc.) must be mapped and described in terms of plant communities and associations, diversity, presence of locally or regionally rare or endangered species, vegetation layers, successional stage, unique vegetation, etc. Wildlife and fish habitats must be described in relationship to plant habitats and in terms of availability and suitability of food and cover, presence of rare or endangered species or habitat, nesting, breeding, or nursery sites, migrational stop overs, acreage, continuity of habitats to determine corridor effects, etc. Sources: See attached references.	Planning & Zoning & Health Dept.
Streams/Water	Streams (intermittent & perennial), spring heads, seeps, and all water bodies.	Health Dept.
Floodplains	Limits of 100 yr. riverine and tidal floodplains. Inquiries should begin at Dept. of Public Works.	Public Works
Topography	Existing topography based on updated aerials of a scale of 1" = 100' with 2' intervals or field run data.	Public Works
Steep Slopes	Slopes of 25% or greater must be crosshatched.	Planning & Zoning
Impervious Surfaces	Percent impervious surface of development must be calculated.	Public Works
Points of Discharge for stormwater management, sewage, agricultural practices, sediment control, etc.	Points of discharge from structures or conveyances which include, but are not limited to, swales, storm drains, pipes, etc.	Public Works

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: July 13, 1984
PAUL J. SOLOMON, Head
FROM: Environmental Planning Section, OPZ
SUBJECT: Case #84-361A

I have reviewed the above-referenced petition and have determined that it is consistent with the State requirements regarding Critical Areas.

EJS:vh

Paul J. Solomon
PAUL J. SOLOMON, Head
Environmental Planning Section

cy: Eugene A. Bober, Chief
Current Planning & Development Div., OPZ
James G. Roswell, Planner
Community Planning Section, OPZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Date: August 31, 1984
FROM: Edward A. McDonough, P.E.
SUBJECT: Zoning Items - Critical Area

Attached are comments from James Markle for critical area items requested by your office.

Edward A. McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

RAM:ss
Attachment

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ed McDonough
Date: August 30, 1984
FROM: James A. Markle
SUBJECT: Critical Areas Review

- Item 166 (1983-1984) *Enring*
No adverse impact expected.
- Item 249 (1983-1984) *84-311*
No adverse impact expected.
- Item 278 (1983-1984) *84-344*
No adverse impact expected.
- Item 301 (1983-1984) *84-361*
No adverse impact expected.
- Item 324 (1983-1984) *84-311*
No adverse impact expected.
- Item 337 (1983-1984) *84-361*
No adverse impact expected.
- Item 366 (1983-1984) *85-61-A*
No adverse impact expected.
- Item 365 (1983-1984) *85-62-SPH*
No adverse impact expected.
- Item 3 (1983-1984) *85-67-A*
No adverse impact expected.

All of the above comments are made concerning the three items that were given as Public Works review responsibility in the June 1, 1984 memo from Norman Gerber to Don Hutchinson concerning Critical Areas.

Ed McDonough
Page Two
August 30, 1984

These three items are flood plains, effect of increased impervious areas and effects of points of storm water discharge.

James A. Markle
JAMES A. MARKLE, P.E.
Chief, Storm Drain Design
and Approval Section

JAM:hmm

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 7, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 7, 1984.

THE JEFFERSONIAN,
W. Kenton
Publisher

Cost of Advertising 18.00

84-361-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 15th day of May, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Steve Janowich, Sr., et ux received by *Nicholas S. Commodari*
Petitioner's Attorney
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 15
Posted for: *Petition for Variance* Date of Posting: *6/12/84*
Petitioner: *Steve Janowich, Sr., et ux*
Location of property: *115 Seneca Rd., 160.8' W. of the E.C. of New Section Road*
Location of Signs: *Facing Seneca Rd. (at 1229 Seneca Rd.)*
Remarks: *See 84-361-A*
Number of Signs: *2* Date of return: *6/15/84*

Petition for Variance

166 Election District
ZONING: Petition for Variance.
LOCATION: North side Seneca Road, 160.8 ft. West of the centerline of New Section Road (1229 Seneca Road).
DATE & TIME: Tuesday, June 26, 1984 at 8:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 9 ft. instead of the required 10 ft.

Being the property of Steve Janowich, Sr., et ux, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the last day of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF:
Arnold Jablon
Zoning Commissioner
Of Baltimore County

The Times

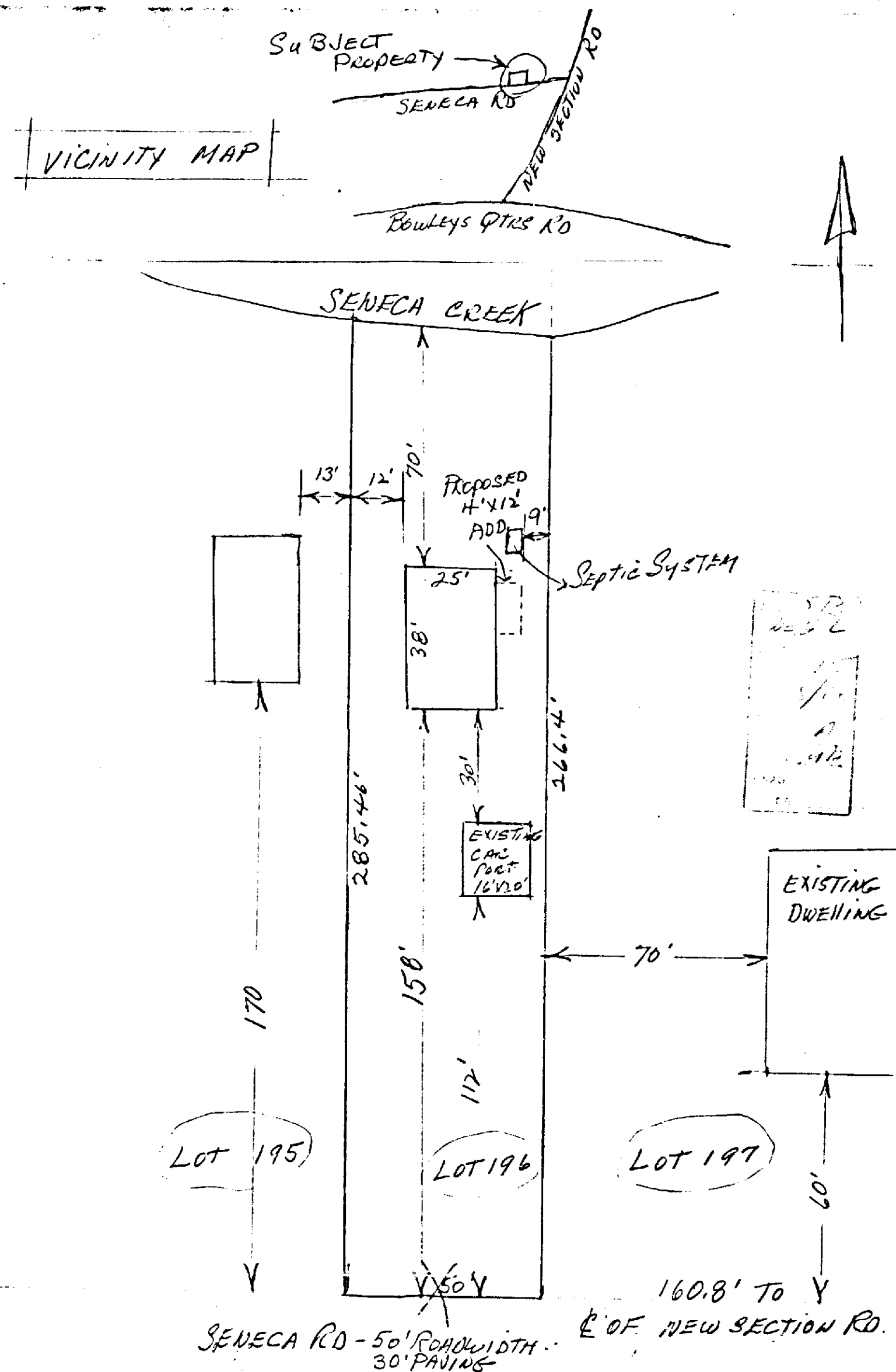
Middle River, Md., June 7, 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *7th* day of *June*, 1984.
S. J. W. J. Publisher.

References
for Plant, Wildlife, and Fish Habitat
Available in Baltimore County Library, Towson.

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- HOTCHKISS, N. 1972. Common marsh, underwater, and floating-leaved plants of the United States and Canada. New York: Dover Publications.
- * KLOTS, ELSIE B. 1966. Freshwater life. New York: G. P. Putnam's Sons.
- * MARTIN, A.C., H.S. ZIM and A.L. NELSON. 1955. American wildlife and plants. A guide to wildlife food habits. New York: Dover Publications, Inc.
- * NEWCOMB, L. 1977. Newcomb's wildflower guide. Boston: Little, Brown and Co.
- * ODUM, EUGENE. 1963. Ecology.
- * _____. 1971. Fundamentals of ecology.
- * PETERSON, R.T. and M. McKENNY. 1968. A field guide to wildflowers of northeastern and north-central North America. Boston: Houghton Mifflin Co.
- * PETRIDES, G.A. 1972. A field guide to trees and shrubs. Boston: Houghton Mifflin Co.
- * PRESTON, R.J., Jr. 1961. North American trees. Cambridge Press: The M.I.T. Press.
- * RAMWELL, D.S. 1972. Ecology of salt marshes and sand dunes.
- * REID, GEORGE K. 1976. Ecology of inland waters and estuaries, 2nd Edition. London: Chapman and Hall.
- SILBERHORN, G.M. 1976. Tidal wetland plants of Virginia. Virginia Inst. of Mar. Sci. Ed. Series No. 19.
- * _____. 1982. Common plants of the mid-Atlantic coast.
- * SMITH, ROBERT LEO. 1980. Ecology and field biology.
- * WATTS, MARY T. 1975. Reading the landscape of America. New York: MacMillan Publishing Co.



PLAT FOR ZONING VARIANCE
OWNERS - STEVE AND MARY JANOWICH
DISTRICT 15 ZONED RC.5
LOT 196 - BLOCK 2
SUBDIVISION - BOWLEYS QUARTERS
PLAT BOOK W.H.M. NO. 9 FOLIO 12
UTILITIES - WATER ONLY SENECA RD.
SCALE 1"=30'

